

**Stoney Brook Homeowners Association
Minutes of the Meeting of the Board of Directors
January 26, 2023
Stoney Brook Clubhouse and via Zoom**

Approved by the Board - February 22, 2023

Directors Present: Robert Bulkley, Evelyn Burke, Hal Fireman, Andy Klatskin, Craig Weber, Debbie Wolach, Laura Goff, Lorri Stonbraker, and Mike Meisinger

Others Present: Angela Miller, General Manager

Homeowners Present via Zoom: Steve Lederer (Unit 451), Jerry Gordon (Unit 323), Stan Trout (Unit 474), Trina Shanks (Unit 311), Stacy Beakes (Unit 462), Dolly Bunke (Unit 128), Barry Wolach (Unit 370), Bill Taylor (Unit 11), Linda Sease (Unit 330), Mary Ann Harper (Unit 340), Mark & Nancy Winski (Unit 428), Susan Ferginger-Coury (Unit 403), and Hedy Mantel (Unit 18)

Call to Order: Mr. Bulkley called the meeting to order at 6:30 p.m. with a quorum established.

Election of Officers: Mr. Weber nominated Mr. Bulkley as Board President and Ms. Burke as Board Vice-President and Mr. Fireman seconded these nominations. Ms. Wolach nominated Mr. Klatskin as Board Secretary and Mr. Weber seconded this nomination. Ms. Burke nominated Mr. Fireman to remain as Board Treasurer and Mr. Klatskin seconded this nomination. The 2023 Board Officers were approved without objection as follows: Robert (Bob) Bulkley, President; Evelyn Burke, Vice-President; Andrew (Andy) Klatskin, Secretary; Hal Fireman, Treasurer.

Homeowner Comments: Mr. Bulkley called for comments and there were none.

Approval of the Minutes: A motion (Fireman/Burke) to approve the December 14, 2022, Meeting Minutes as written passed with no opposition.

General Manager's Report: Ms. Miller provided the following report:

ONGOING PROJECTS:

- SNOW/ICE REMOVAL
- Monument Sign
- Yosemite Fence – staining (street side)

UPCOMING PROJECTS:

- Repair the south side of the pool fence.
- Install Handrail from Unit 16 – tennis courts.
- Remove Court 3 turf surface.

COMPLETED PROJECTS:

- Removed Xmas lights.

The fitness center flooring has been replaced with the same material as the rest of the clubhouse.

President's Message: Mr. Bulkley welcomed Ms. Stonbraker and Mr. Meisinger to the Board. Mr. Bulkley thanked Mr. Kiner for his continuous service and being a great person to work with during his 8-year term on the Board.

Treasurer/Finance Committee Report: Mr. Fireman presented and discussed the pre-audited December 2022 financial reports. Mr. Fireman reported the Prepaid item accounts are an asset and are amortize over a year until it is due. The pre-audited balance sheet as of the end of December reflects consolidated reserve balances of \$688,651 of which \$454,107 is in bank checking or investment accounts, and another \$228,607 is allocated to prepaid insurance. Mr. Weber suggested the YE 2022 General Manager Bonus that was recommended to the Board from the Compensation Committee be reclassified to the Salary Incentive account. The Board had no objection to making this revision.

A **motion (Fireman/Goff)** to accept renewing the Line of Credit in the amount of \$100,000 passed with no objections. A **motion (Weber/Klatskin)** to accept the Resolution that any excess of membership income over membership expenses for the year ended December 31, 2022, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604 passed with no objections.

Committee Chair Appointments for 2023: Mr. Bulkley announced the appointments and requested the Chairman of each Committee have someone be a back-up to step in the Chairman position, if needed.

- Mr. Fireman: *Finance Committee*
- Mr. Weber: *Long Range Planning Committee*
- Mr. Beakes: *Insurance Committee*
- Ms. Wolach: *Architectural Review Committee*
- Ms. Stonbraker (co-chair) and Ms. Lederer (co-chair): *Landscape Committee*
- Mr. Bulkley and Mr. Trout (vice-chair): *Communication Committee*
- Ms. Burke: *Compensation Committee*
- Mr. Meisinger: *Education Committee*
- Mr. Meisinger: *Social Committee*

Insurance Committee: The Employee Health Insurance Plan renewals were provided for the Board to review. The Kaiser Permanente plan KP CO Gold 500/25 premium increased by 9% which runs lower than other provider plans that Moody's broker researched on our behalf. The premiums for the United (vision/dental) and Guardian (LTD/STD) plans will remain at the same rate as the current plans. A **motion (Fireman/Weber)** to accept the insurance renewals as provided was approved with no opposition.

Long- Range Planning Committee: Mr. Weber mentioned the Board has received Mr. Landy's report for Courts 1, 2, and 3 options. Mr. Weber stated this will be taken up at the LRP meeting in July after we have some data from the court reservation system.

Architectural Review Committee: Ms. Wolach reported the following ARC request: Unit 322 - ARC approved the owner's request for replacing the cement work on the walkway and the driveway in front of the unit.

Communications Committee: Any articles for the March/April newsletter should be submitted by February 24, 2023.

Old Business:

Pool Furniture: Ms. Goff mentioned any assistance will be appreciated for inspection and assembling the pool furniture when it arrives in March (updated from February, due to weather).

Update Procedure for Covenant and Rule Enforcement: Mr. Klatskin provided a red-lined version of the previously approved policy for a revision in the fine schedule for violations notices to be \$250 for each second and third notice not the previously stated amount of \$500 for each notice. A **motion (Klatskin/Fireman)** to accept the Covenant and Rule Enforcement policy revisions as presented and send it to the owners for comment passed with no objections.

New Business:

Calendar of 2023 Board Meetings: The Board had no objection to the provided 2023 BOD meeting schedule showing meetings being held on the 4th Wednesday each month except the November meeting will be held on November 15th, (3rd Wednesday) and the December meeting will be held on December 13th (2nd Wednesday).

Path at Unit 432 – letter from Mr. and Ms. Cohen (Unit 432): Ms. Miller reported the owners of Unit 432 have contacted the office and provided a report for the Board to review regarding the path that was installed near their unit around 5 years ago. A copy of their letter was included in the Board packet for this meeting. The Board discussed that redirecting the path might not be a good option and installing small trees could help the privacy issue. Mr. Fireman mentioned from a privacy standpoint every path that exists, either passes a resident's front door or master bedroom. Mr. Weber suggested speaking to the insurance risk agent to see if there is enough merit to require or recommend a type of railing due to the slope angle of this path. No decision was made on the owner's request at this time.

Executive Session: At 7:38 p.m., a **motion (Wolach/Stonbraker)** to adjourn into Executive Session to discuss legal matters, passed unanimously. At 8:06 p.m., a **motion (Klatskin/Weber)** to resume the regular session passed unanimously.

Adjournment: At 8:06 p.m., there being no further business, a **motion (Klatskin/Goff)** to adjourn until Wednesday, February 22, 2023, passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary